

BOARD OF SUPERVISORS

Brown County



305 E. WALNUT STREET
P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600
PHONE (920) 448-4015 FAX (920) 448-6221

EXECUTIVE COMMITTEE

Richard Schadewald, Chair
Jamie Blom, Vice-Chair
Mark Becker, James Kneiszel, John Vander Leest

SPECIAL ADMINISTRATION COMMITTEE

Wednesday, November 1, 2017

8:45 a.m.

Room 207, City Hall

100 N. Jefferson Street, Green Bay, WI

NOTICE IS HEREBY GIVEN THAT THE COMMITTEE MAY TAKE ACTION
ON ANY ITEM ON THE AGENDA.

- I. Call meeting to order.
- II. Approve/modify agenda.

Comments from the Public

Treasurer

1. Discussion and possible action on the sale of the following tax deed parcels (WI Surplus Auction results of 10-30-17 to be passed out to Supervisors at meeting).

The Brown County Treasurer's Office will be selling the below listed tax-deeded lands acquired by action in rem under WI statutes 75.521:			
Parcel #	Municipality	Address	Minimum \$ Starting Bid
AL-31	Village of Alouez	1533 Riverside Dr.	\$67,000
1-1369-A	City of Green Bay	906 Waverly Place	\$10,000
2-934-A	City of Green Bay	831 Fifth St.	\$15,000
21-1703	City of Green Bay	1369 Wells St.	\$19,000
SU-796-3	Village of Suamico	E. Deerfield Ave.	\$24,400
SU-796-4	Village of Suamico	E. Deerfield Ave.	\$41,000
SU-769-5	Village of Suamico	E. Deerfield Ave.	\$53,000
VH-909	Village of Howard	1035 Flint St.	\$100

The 2017 sale of these parcels will be conducted by Wisconsin Surplus Online Auctions and will take place beginning on Oct. 2, 2017 concluding on Oct. 30, 2017 starting at 10AM. The Auction# will be 17775 for these properties. Please visit www.wiscnsurplus.com for more information and to register as a bidder. All properties are sold AS IS, WHERE IS and no assurances of condition are provided. Please read and understand all auction terms and verify all data before bidding. All winning bids are subject to the approval of the Brown County Administration Committee at their meeting on Wednesday 11-1-17.

BY BROWN COUNTY TREASURER
PAUL ZELLER

RUN: Oct. 4, 11, 18, 2017 WNAXLP

Other

2. Such other matters as authorized by law.
3. Adjourn.

Richard Schadewald, Chair

Notice is hereby given that action by the Committee may be taken on any of the items, which are described or listed in this agenda. The Committee at their discretion may suspend the rules to allow comments from the public during the meeting. Please take notice that it is possible additional members of the Board of Supervisors may attend this meeting, resulting in a majority or quorum of the Board of Supervisors. This may constitute a meeting of the Board of Supervisors for purposes of discussion and information gathering relative to this agenda.

Invoice



BAY TITLE- GREEN BAY
345 SOUTH MONROE AVENUE
GREEN BAY, WI 54301
(920) 431-6100

Invoice Number: E3656-IN

Invoice Date: 8/8/2017

Customer Number: BROWN

Brown County Treasurer
305 Walnut Street
Green Bay, WI 54301

Att: Paul Zeller

DESCRIPTION	AMOUNT
EVALUATION	1,825.00

1533 Riverside Drive - Allouez

Parcel SU-796-3 - E. Deerfield Ave - Suamico

Parcel SU-796-4 - E. Deerfield Ave - Suamico

Parcel SU-796-5 - E. Deerfield Ave - Suamico

906 Waverly Place - Green Bay

831 Fifth Street - Green Bay

1369 Weise Street - Green Bay

THANK YOU. WE APPRECIATE YOUR BUSINESS
PLEASE INCLUDE A COPY OF THIS INVOICE WITH PAYMENT

INVOICE TOTAL: 1,825.00



Real Estate Evaluation Report



***Property Located at:
1533 Riverside Dr
Green Bay, WI 54301***

**Prepared for
Brown County Treasurer**

August 11, 2017

**by:
Bay Title & Abstract, Inc.
David C. Doran**

AL-31

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 11, 2017

Owner(s) Name: Brown County Treasurer

Property Address: 1533 Riverside Dr., Green Bay, WI 54301

Tax Parcel: AL-31 Site: 0.405 Acres Zoning: Com

Legal: THAT PART OF PC 11 ESRF DESC AS LOT 1 IN 8 CSM 353 EX RD IN J12971-08

R.E. Taxes: \$3,012.50 Property Type / Highest/Best Use: Com / Com

Current Use: Office/Garages Projected Use: Office/Retail Occupant: Vacant

Estimated Market Value - \$67,000

Data Sources: MLS, Inspection, Assessor and Tax Records

The purpose of this evaluation is to develop an opinion of value as improved, in unencumbered fee simple title of ownership. This evaluation is based on an interior and exterior inspection of the subject by the Evaluator, locational analysis of the neighborhood, and economic analysis of the market for properties such as the subject.

Neighborhood Description: Subject property is located just south of the City limits of Green Bay in the Village of Allouez, Brown County. Market area consists of various types of commercial and Light Industrial property along Riverside Dr and along the banks of the Fox River to the west as well as residential property to the north and northeast.

Subject Description: Subject consists of an older one story, 1,315 sq ft office built in 1930 and two detached garages measuring 28x32 and 16x24. Interior of the office is dated and in average condition featuring 2-3 offices, restroom and utility room.

Prior Sale/Listing: Subject is not listed for sale or has sold within the past 3 years.

AL-31

Exterior Condition: Avg

Interior Condition: Avg

Marketing Time: Over 3 Months

Property Values: Stable

Market Conditions: Stable to Modest Increases

Demand/Supply: In Balance

Preparer: David C. Doran – Bay Title and Abstract, Inc.
1990-2005 Wis. Certified Residential Real Estate Appraiser #494

Signature: _____

This Evaluation is made only for the benefit of your Financial Institution in making credit decisions. The opinion expressed herein are not intended for any Borrower, Purchaser or Seller, and the Evaluator expressly disclaims any and all liability to such parties. Market Value is defined to mean the price which the property will bring in a competitive market, under all conditions requisite to a fair sale; the buyer and seller, each acting prudently and knowledgeable in assuming the price is not affected by undue stimulus.

AL-31



Comparable Sales Analysis

	Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3	Comparable Sale #4
Address	1533 Riverside Dr Village of Allouez	1022 N Irwin Av Green Bay	525 S Broadway Green Bay	406 Fort Howard St West De Pere	1826 N. Irwin Av Green Bay
Sale Price	\$ N/A	\$30,000	\$32,500	\$60,000	\$55,000
Date of Sale	N/A	05/05/17	04/28/17	03/01/17	04/02/15
Bldg Size	1,315 Office 1,280 Garages	2,608	2,664	1,820	2,937
Sales Price Per Sq Ft	N/A	\$11.50	\$12.19	\$32.96	\$18.72
Lot Size/Ac	0.41	0.20 (+10.00/sq ft)	0.06 (+15.00/sq ft)	0.16 (+10.00/sq ft)	0.19 (+10.00/sq ft)
Age/Bldg	1930	1935	1940	1964	1930
Property Type	Office/Garages	Office/WHSE	Retail/WHSE	Shop/WHSE	Office/WHSE
Location	Average	Similar	Average	Average	Average
Exterior Construction	Average	Average	Average	Better (-5.00/sq ft)	Average
Interior Condition	Average	Average	Average	Better (-10.00/sq ft)	Average
Bldg Appeal	Average	Average	Average	Slightly Better (-2.50/sq ft)	Average
Type of Sale	None	Arms Length	Arms Length	Arms Length	Arms Length
Concessions	N/A	None	None	None	None
Overall Adjusted Sale Price Per Sq Ft	N/A	\$21.50	\$27.19	\$25.46	\$28.72

AVERAGE SALES PRICE PER SQ FT - \$25.71

SUBJECT - 2,595 SQ FT @ \$25.71/SQ FT = \$67,000 (R)

ESTIMATED MARKET VALUE OF THE SUBJECT - \$67,000

AL-31







AL-31



AL-31



AL-31

Property Tax Record
VILLAGE OF ALLOUEZ
Brown County, Wisconsin
Parcel Number: AL-31

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)[Print Tips](#)

Property Information Parcel Number AL-31 Owner Name BROWN COUNTY TAX DEED Property Address 1533 RIVERSIDE DR Municipality AL - VILLAGE OF ALLOUEZ School District 2289 - GREEN BAY SCH DIST Sanitary District None Special District(s) None		Current Unofficial Valuation <table border="1"><thead><tr><th>Land Use Classification</th><th>Acres</th><th>Land</th><th>Improvements</th><th>Total</th></tr></thead><tbody><tr><td>B - MERCANTILE</td><td>0.405</td><td>95,300.00</td><td>47,500.00</td><td>142,800.00</td></tr><tr><td>All Classes</td><td>0.405</td><td>95,300.00</td><td>47,500.00</td><td>142,800.00</td></tr></tbody></table> Legal Acres 0.405 Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>		Land Use Classification	Acres	Land	Improvements	Total	B - MERCANTILE	0.405	95,300.00	47,500.00	142,800.00	All Classes	0.405	95,300.00	47,500.00	142,800.00
Land Use Classification	Acres	Land	Improvements	Total														
B - MERCANTILE	0.405	95,300.00	47,500.00	142,800.00														
All Classes	0.405	95,300.00	47,500.00	142,800.00														
Mailing Address Information BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Reference Document Document # 2793652	Available Maps View GIS Map Other Maps															
Tax Records Available Tax Year <input type="radio"/> 2013 (Tax Bill Number 1640381) <input type="radio"/> 2014 (Tax Bill Number 1707304) <input type="radio"/> 2015 (Tax Bill Number 1795717) <input checked="" type="radio"/> 2016 (Tax Bill Number 1930386) View Tax Detail <i>Tax Detail may take a few moments to appear</i>		Tax Legal Description 17,652 SQ FT THAT PRT OF PC 11 ESFR DESC AS LOT 1 IN 8 CSM 353 EX RD IN J12971-08 <small>Note: May not be a full legal description</small> View Comments/History																

2016 Property Tax Record
VILLAGE OF ALLOUEZ
Brown County, Wisconsin
Parcel Number: AL-31
Property Address: 1533 RIVERSIDE DR

Information is as current as the postings of Tuesday, August 8, 2017 at 1 01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Main Detail Page](#)

[Print Tips](#)

Taxes	Tax Bill Amount	Previous Payments	Balance Due During AUGUST 2017
Gross Tax	3,331.10	-	-
State Credit **	318.60	-	-
Net Tax	3,012.50	-	-
Lottery Credit	0.00	-	-
Net after Lottery Credit	3,012.50	0.00	3,012.50
Special Assessments & Charges	839.32	0.00	839.32
DELINQ WATER : 209.94			
DELINQ SEWER : 168.07			
STORM WTR MGMT : 461.31			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	269.63
Penalty	-	0.00	0.00
Total	3,851.82	0.00	4,121.45
First installment (due 1/31/2017)	2,345.57		
Payoff Amount during AUGUST 2017 *			4,121.45
Payoff Amount during SEPTEMBER 2017*			4,314.04
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to	Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600		
	<div>View Payment Detail</div>		
Note: Payment details are for this parcel in this tax year			
Tax Rate	21.57		
Fair Market Ratio	0.9697		
Fair Market Value	147,300		
Assessed Land Value	95,300		
Assessed Improvement Value	47,500		
Total Assessed Value	142,800		

AL-31
17,652 SF
LOT 1
BCSM353
124.28' OLD RW
119.95' OLD RW
94.09'

AL-30
11,642 SF
LOT 2
BCSM353



A map key (legend) and other information about this map is available at: maps.gls.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

08/08/2017
Scale 1:480

AL-31

2017 Property Records for Village of Allouez, Brown County

June 23, 2017

Tax key number: AL-31

Property address: 1533 Riverside Dr

Neighborhood / zoning: Commercial

Traffic / water / sanitary: / /

Legal description: THAT PRT OF PC 11 ESFR DESC AS LOT 1 IN 8 CSM 353 EX RD IN J12971-08

Summary of Assessment		
Land	Improvements	Total value
	\$95,300	\$47,500
		\$142,800

Summary of Last Valid Sale	
Sale date	Sale price

Land						
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres
1	Commercial	Acres			17,642	0.405
						Waterfront
						None
						Total land
						\$95,300

Total land: \$95,300

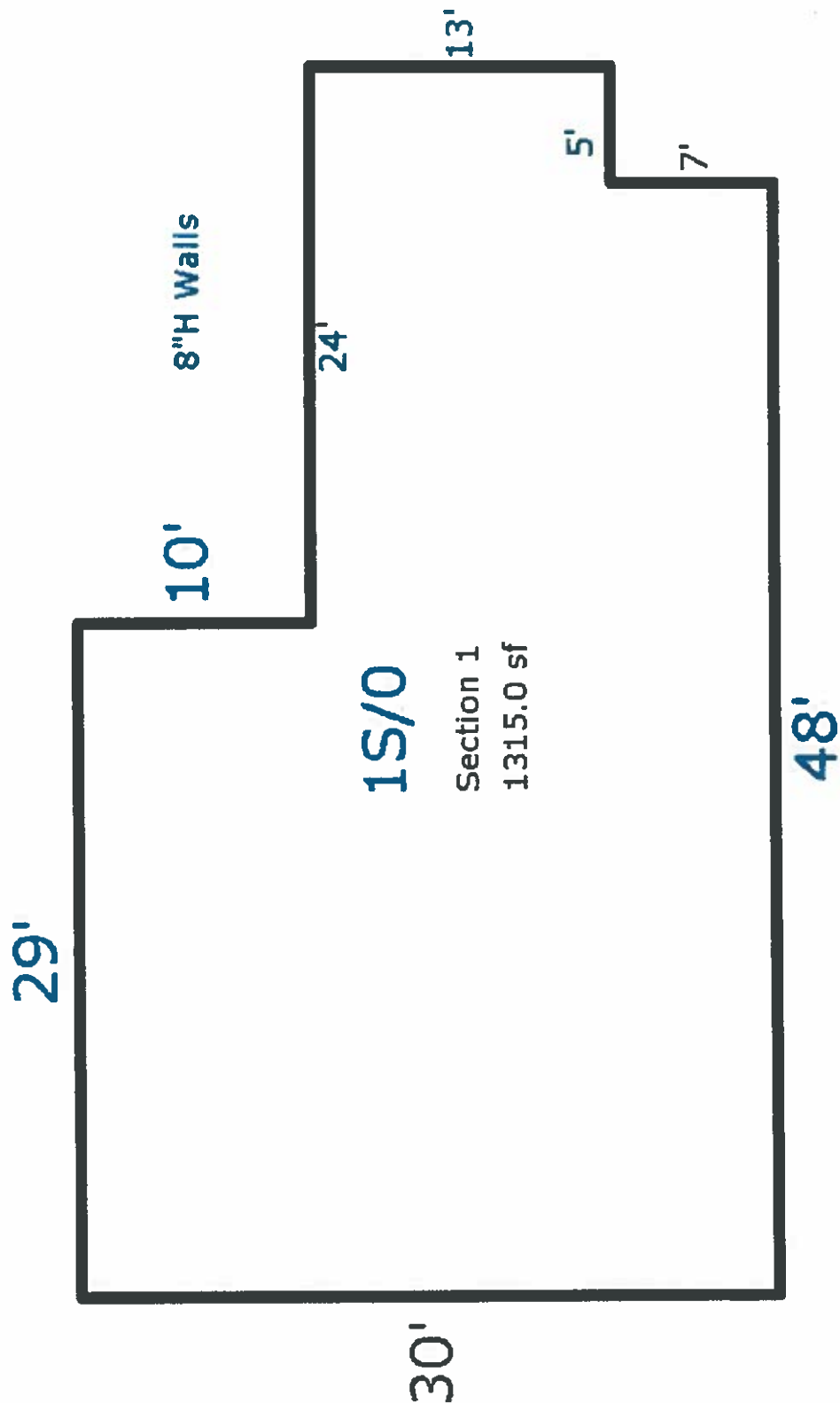
Commercial Building (MIXED OFFICE/ BUSINESS)

Above grade section Name: Section 1
 Stories: 1.00
 Perimeter: 166 feet
 Total area: 1,315 SF
 Year built: 1930
 Occupancies: 1,315 SF
 Exterior walls: 100.0%
 HVAC: Complete HVAC: 1,315 SF



AL-31

Floor plan for MIXED OFFICE/ BUSINESS



AL-31

2017 Property Records for Village of Allouez, Brown County

June 23, 2017

Other Building Improvements				
Qty	Description	Width	Depth	Height
1	Garage, detached, frame	28	32	
1	Garage, detached, frame	16	24	
Total OBIs:				\$9,300

Other Improvements	
Tax Class	Assess Value
Total other improvements:	

AL-31

Commercial
50146563 Sold1022 N IRWIN Avenue Suite # City of Green Bay
GREEN BAY, WI 54302-1541

\$45,000

List: Michael Boyea - CELL: 920-712-4817

of Coldwell Banker The Real Estate Group - Office: 800-236-1550

Annual Lease Price

Of: 120813

Agt: 109876

Co-List:

of

Of:

Agt:

Sell: Margaret Vande Hel - PREF: 920-321-8112

of Mark D Olejniczak Realty, Inc. - Office: 920-432-1007

Of: 10490

Agt: 100133



Type For Sale Real Estate
AddItType
PRLNUM
Associated MLS #(s)
County Brown
MunSubArea Southeast Green Bay
School-District Green Bay Area
Tax Net Amt \$1,603.00
Tax Year 2016
Tax ID 7-398
AssmntTid
AssmntYr
SpecAssmnt
Age Est (Pre2017)
Year Built Est 1935
Source-Year Built Assessor/Public Rec

IncPrdFarm No
Deeded Access
RestrCov Unknown
Flood Plain Unknown
Ind Prk Nm
Trade Nm
Total Units in Bldg
TtlWBldgs
Zoning Commercial
NetLeaseSF
MinDiv Min
MaxCntSF
Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.20	Assessor/Public Record	Building SQFT	2,400	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	8,712	Auto-Calculated	Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	8
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	10
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	
			Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions University Ave, North on N Irwin to corner of N Irwin and Eastman Ave.

Remarks Great location for your next business! This property offers a large retail space, office space and a large warehouse area with 3 overhead doors. Good exposure on a corner lot. Short term land contract available to qualified buyer. Currently being used as a car lot and repair facility. Call to see this property today!

Inclusions

Exclusions

Remarks-Private

Show Info Call 1.800.236.1550 to show.

COMMERCIAL TYPE Office, Retail, Service

LOCATION Corner, Free Standing, Highway Nearby

EXTERIOR MAIN BUILDING Wood/Wood Shake/Cedar

FOUNDATION Block, Slab

LOWER LEVEL None

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Forced Air, Wall A/C

WATER Municipal Public Water

WASTE Municipal Sewer

STORIES 1

TRUCK DOOR HEIGHT 6*Ft-8Ft

BUILDING PARKING Paved, Street Parking

MISC EXTERIOR/INTERIOR 220 Volts, Inside Storage

ListVisbl	Confirmed	Agent - License	94-77789	Electronic Consent	N	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-6849			Ad Code	
List Date		Selling Price	\$30,000	VOW Include		Comm-Sub Agent	2 1 %
Offer Date	2/18/2017	Close Date	5/5/2017	InternetIDX w/address		Comm-Buyer Broker	2 1 %
Pending Date	4/26/2017	Financing Type	CONVENTIONAL			Variable Rate Comm	No
Expiration Date	6/6/2017	SellConAmt	000	VOW w/AVM		Licensee Int/Broker Own	No
Off Market Date	4/26/2017	Type Of Sale	Arms-Length Sale			Contract Type	Exclusive Right to Sell
Days On Market	300	Misc Closed Info		VOW w/Comment		Limited Service	No
		Owners Name				Named Exceptions	No

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage acreage/land building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2017 © RANW MLS

AL-31



Google Earth

feet
meters





Assessment Report

Report Generated: 08/16/2017

Document ID: J12995-38



Commercial

Parcel ID 7-398
Location 1022 N IRWIN AV

Tax Information

Land Value \$31,700.00
Improved Value \$42,600.00
Total Value \$74,300.00
Fair Market Value \$72,800.31
Assess Code A

Building Data

Business	ABC Auto Sales	Buildings	1
Use	Auto Sales / Shop	Units	
Year Built	1935	Sale	\$0.00
Square Feet	2608	Date	
Land Sq ft	9073		

*Does not include finished basement or rec room square footage

Owner Information

Owner(s) SENN TREASURES LLC

Mail 1564 ST CECELIA CT
GREEN BAY WI 54311

Schools

Elementary School Nicolet
Middle School Washington
High School East

Sanitation

Day Monday

Route 101

Police

Area Olde North

Zone 0

Zoning

C1

Floodplain

Zone AE, 100 year floodplain. Base flood elevations determined.

*Floodplain may be present on all or a portion of the parcel. See website map for details.

Legal Description

EASTMANS ADDN LOTS 1 & 2 EX SLY 73 5 FT THEREOF BLK 31

Economic Development

Industrial & Business Park

Business Improvement Dist.

Special District

TIF District 0

Planning & Development

Neighborhood Assoc. Olde North
Impact Area Northeast
Historic District
Census Tract 9
Census Block Group 4

City Government

District 6
Ward 21
Polling Location Green Bay Metro Transit Center
901 University Av

City & County Officials

Joe Moore 445-0145
Kathy Lefebvre 468-6191

Parcel Description

Centroid Latitude: 44.5172419288026 Longitude: -87.990720386928
Area 0.00

Disclaimer: The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented.

AL-31

Commercial **525 S BROADWAY Avenue Suite #** **City of Green Bay**
50133071 Sold **GREEN BAY, WI 54303-1521**
 List: Jimmy Crimmins - OFF: 920-593-8338 of Real Living Bay Realtors, Inc. - Office: 920-593-8338
 Co-List: of
 Sell: Jimmy Crimmins - OFF: 920-593-8338 of Real Living Bay Realtors, Inc. - Office: 920-593-8338

Annual Lease Price
 Off: 11550 Agt: 109619
 Ofc: Agt:
 Off: 11550 Agt: 109619



Type For Sale Real Estate
 AddtlType
 PRLNUM
 Associated MLS #(s)
 County Brown
 MunSubArea Southwest Green Bay
 School-District Green Bay Area
 Tax Net Amt \$1,479.00
 Tax Year 2014
 Tax ID 2-76
 AssmntTtl
 AssmntYr
 SpecAssmnt
 Age Est (Pre2017) 1940
 Year Built Est 1940
 Source-Year Built Broker/Agent

IncPrdFarm No
 Deeded Access
 RestrCov No
 Flood Plain Unknown
 Ind Prk Nm
 Trade Nm
 Total Units in Bldg
 TtlBldgs
 Zoning commercial
 NetLeaseSF
 MinDiv Min
 MaxCntSF
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail

I H M T D

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.39	Assessor/Public Record	Building SQFT	1,000	Broker/Agent	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT	2,644		Est Office Ceiling Hgt	
Lot SQFT Est	16,988	Auto-Calculated	Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	
			Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions South on Broadway to property

Remarks Retail office space. may purchase adjacent building with warehouse space

Inclusions

Exclusions

Remarks-Private

Show Info contact Jimmy @ 920-680-5012 for ALL showings

COMMERCIAL TYPE Office, Retail
LOCATION Business District
EXTERIOR MAIN BUILDING Block, Brick
FOUNDATION Block, Slab
LOWER LEVEL None
HEATING FUEL TYPE Natural Gas
HEATING/COOLING Forced Air
WATER Municipal Public Water
WASTE Municipal Sewer

ListVisbl	Confirmed	Agent - License	94-74988	Electronic Consent	Y	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-835806			Ad Code	
List Date		Selling Price	\$32,500	VOW Include		Comm-Sub Agent	2 %
Offer Date	4/21/2017	Close Date	4/28/2017	InterneU/IDX w/address		Comm-Buyer Broker	2 %
Pending Date	4/28/2017	Financing Type	CONVENTIONAL			Variable Rate Comm	No
Expiration Date	11/11/2017	SellConAmt	0	VOW w/AVM		Licensee Int/Broker Own	No
Off Market Date	4/28/2017	Type Of Sale	Arms-Length Sale			Contract Type	Exclusive Right to Sell
Days On Market	500	Misc Closed Info		VOW w/Comment		Limited Service	No
		Owners Name				Named Exceptions	No

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2017 © RANW MLS

AL-31



Google Earth

feet 10
meters 3



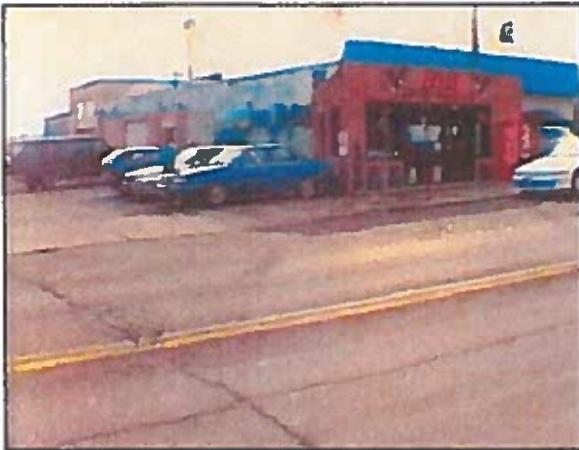
AL-31



Assessment Report

Report Generated: 08/16/2017

Document ID: 2246313



Commercial

Parcel ID 2-76
Location 525 S BROADWAY

Tax Information

Land Value \$10,800.00
Improved Value \$55,400.00
Total Value \$66,200.00
Fair Market Value \$64,863.81
Assess Code A

Building Data

Business		Buildings	1
Use	Retail	Units	
Year Built	1940	Sale	\$175,000.00
Square Feet	2664	Date	5/1/2006 12:00 00 AM
Land Sq ft	2876		

*Does not include finished basement or rec room square footage.

Owner Information

Owner(s) REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

Mail 100 N JEFFERSON ST
GREEN BAY WI 54301

Economic Development

Industrial & Business Park
Business Improvement Dist. On Broadway, Inc
Special District
TIF District 5

Schools

Elementary School Fort Howard
Middle School Franklin
High School West

Planning & Development

Neighborhood Assoc. Seymour Park
Impact Area
Historic District
Census Tract 8
Census Block Group 2

Sanitation

Day Friday
Route 506

Police

Area Tank
Zone 0

City Government

District 9
Ward 30
Polling Location First Presbyterian Church
200 S Ashland Av

Zoning

D1

City & County Officials

Guy Zima 499-3614
Guy Zima 499-3614

Floodplain

Zone AE, 100 year floodplain. Base flood elevations determined.

Parcel Description

Centroid **Latitude:** 44.5109541481453 **Longitude:** -88.0243416226091
Area 0.00

Legal Description

J L JORGENSENS ADDN LOT 7

Disclaimer: The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented.

AL-3.

Commercial
50155767 Sold

406 FORT HOWARD Street Suite #

City of De Pere
DE PERE, WI 54115

Annual Lease Price

\$119,900

List Tina Bunker - CELL: 920-619-9028

of Coldwell Banker The Real Estate Group - Office: 800-236-1550

Of: 120813

Agt: 100470

Co-List:

of

Of:

Agt:

Sell: Tina Bunker - CELL: 920-619-9028

of Coldwell Banker The Real Estate Group - Office: 800-236-1550

Of: 120813

Agt: 100470



Type For Sale Real Estate
AddtlType
PRLNUM
Associated MLS #(s)
County Brown
MunSubArea West De Pere
School-District West De Pere
Tax Net Amt \$2,434.80
Tax Year 2016
Tax ID WD-508
AssmntYr
AssmntYr
SpecAssmnt
Age Est (Pre2017)
Year Built Est 1964
Source-Year Built Assessor/Public Rec

IncPrdFarm No
Deeded Access
RestrCov Unknown
Flood Plain Unknown
Ind Prk Nm
Trade Nm
Total Units in Bldg
TitleBldgs
Zoning R-2
NetLeaseSF
MinDiv Min
MaxCntSF
Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail

I H M T D

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.16	Assessor/Public Record	Building SQFT	1,920	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	6,970	Assessor/Public Record	Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	12
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	15
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	
			Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions Main Street DePere, North on 8th Street, East on Cedar Street, North on Fort Howard

Remarks Neat and clean shop/storage area conveniently located in East De Pere. Features two large work areas 1-30'x40' and a second 24'x30'. Access storage above the 30x40 area. Full bath and security system. Town shows R2 zoning, adjacent to Industrial area. Has been an auto body place since the 1970's p/seller.

Inclusions

Exclusions

Remarks-Private

Show Info Electronic LB

COMMERCIAL TYPE Other-See Remarks

LOCATION Highway Nearby

EXTERIOR MAIN BUILDING Block

FOUNDATION Poured Concrete

LOWER LEVEL None

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Forced Air

WATER Municipal Public Water

WASTE Municipal Sewer

STORIES 1

TRUCK DOOR HEIGHT 6+ Ft-8 Ft

BUILDING PARKING Street Parking

MISC EXTERIOR/INTERIOR Security System

ListVisbl Confirmed
Input Date
List Date
Offer Date 2/20/2017
Pending Date 2/28/2017
Expiration Date 12/31/2017
Off Market Date 2/28/2017
Days On Market 61
Agent - License 90-50799
List Ofc 1 - CorpLin 91-6849
Selling Price \$60,000
Close Date 3/1/2017
Financing Type CASH
SellConAmt
Type Of Sale Arms-Length Sale
Misc Closed Info
Owners Name

Electronic Consent N
Board Entered No
Ad Code
Comm-Sub Agent 2 1 %
Comm-Buyer Broker 2 1 %
Variable Rate Comm No
Licensee Int/Broker Own No
Contract Type Exclusive Right to Sell
Limited Service No
Named Exceptions No
VOW Include
Internet/IDX w/address
VOW w/AVM
VOW w/Comment

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2017 © RANW MLS

AL-31

Property Record Card

Parcel Number:
WD-508

Property Address:
406 FORT HOWARD AV

Municipality:
De Pere City of

Owner Name:
GILSON MICHAEL J & DONNA M REVOCABLE
TRUST
949 TRAILSIDE CT
DE PERE WI 54115

Zoning:
Not Applicable

Land Use:
Commercial

**Date of
Inspection:**

Property Photograph:

Legal Description:

DEPERE CO'S ADD'N. LOTS 84 & 86 & S 4 FT OF LOT 88 BLK 24

Building Description

Year Built:

Building Type/Style:

Story:

Grade:

CDU/Overall Condition:

Interior Condition:

Kitchen Condition:

Bath Condition:

Exterior Wall:

Bedrooms:

Full Baths:

Half Baths:

Room Count:

Basement Description:

Heating:

Type of Fuel:

Type of System:

Commercial Information

Business Name:

Hobby/Storage

Hobby/Storage

Square Footage:

180

1020

Occupancy:

531-Mini Mart Conv. Store

531-Mini Mart Conv. Store

Year Built:

1964

1964



Google Earth

feet 10
meters 4



AL-31

Commercial
50109144 Sold

1826 N IRWIN Suite # City of Green Bay
GREEN BAY, WI 54302

\$69,900

List: **Brandon Pickett - OFF: 920-883-0115**

of Keller Williams Green Bay - Office: 920-632-7702

Co-List:

of

Sell: **William Doyle - OFF: 920-593-1427**

of Coldwell Banker The Real Estate Group - Office: 800-236-1550

Annual Lease Price

Off: 13590

Ag: 109649

Ofc:

Ag:

Off: 120813

Ag: 100849



Type For Sale Real Estate
 AddType
 PRLNUM
 Associated MLS #(s)
 County Brown
 MunSubArea Northeast Green Bay
 School-District Green Bay Area
 Tax Net Amt \$2,055.00
 Tax Year 2013
 Tax ID 21-1490
 AssmntTtl
 AssmntYr
 SpecAssmnt
 Age Est (Pre2017) 1930
 Year Built Est
 Source-Year Built

IncPrdFarm No
 Deeded Access
 RestrCov
 Flood Plain Unknown
 Ind Prk Nm
 Trade Nm
 Total Units in Bldg
 TotlBldgs
 Zoning Commercial
 NetLeaseSF
 MinDiv Min
 MaxCntSF
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail

[L] [H] [M] [T] [D]

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est			Building SQFT	2,937		Est Warehouse Ceiling Hgt	
Lot Dimensions Est 53x158		Assessor/Public Record	Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est 8,405		Assessor/Public Record	Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage No			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	
			Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions Hwy 43 to Webster, South to Radisson East to Irwin to Property

Remarks Loads of potential! Great building that was built right. Needs TLC but has a great shell. Mainly cinderblock construction with cement and rod reinforcement every 4 feet, no cracks in any of the joints. Cement floor is 8 inches thick with floor drains. Has an unfinished upstairs with great bones. Two huge furnaces in the shop and a 3rd upstairs. Very solid building, and Has a bathroom too

Inclusions

Exclusions

Remarks-Private

Show Info Use Showing time or Innovia

COMMERCIAL TYPE Industrial, Service

LOCATION Highway Nearby

FOUNDATION Poured Concrete

HEATING/COOLING Forced Air

WATER Municipal Public Water

WASTE Municipal Sewer

ListVisbl	Confirmed	Agent - License	94-77011	Electronic Consent	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-837525		Ad Code	
List Date		Selling Price	\$55,000	VOW Include	Comm-Sub Agent	2.1 %
Offer Date	3/18/2015	Close Date	4/2/2015	Internet/IDX w/address	Comm-Buyer Broker	2.1 %
Pending Date	4/1/2015	Financing Type	CONVENTIONAL		Variable Rate Comm	No
Expiration Date	10/15/2015	SellConAmt	0	VOW w/AVM	Licensee Int/Broker Own	No
Off Market Date	4/1/2015	Type Of Sale	Arms-Length Sale		Contract Type	Exclusive Right to Sell
Days On Market	168	Misc Closed Info		VOW w/Comment	Limited Service	No
		Owners Name			Named Exceptions	No

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2017 © RANW MLS

AL-31



Assessment Report

Report Generated: 08/16/2017

Document ID: 1582135



Commercial

Parcel ID 21-1490
Location 1826 N IRWIN AV

Tax Information

Land Value \$29,500.00
Improved Value \$53,500.00
Total Value \$83,000.00
Fair Market Value \$81,324.71
Assess Code A

Building Data

Business
Use Auto Service
Year Built 1930
Square Feet 2937
Land Sq ft 8427

Buildings 1
Units
Sale \$0.00
Date

*Does not include finished basement or rec room square footage

Owner Information

Owner(s) BAY BEACH RECYCLING LLC

Mail 1826 N IRWIN AV
GREEN BAY WI 54302-1622

Schools

Elementary School Nicolet
Middle School Washington
High School East

Sanitation

Day Monday

Route 103

Police

Area Olde North

Zone 0

Zoning

C1
G1

Floodplain

Zone AE, 100 year floodplain, Base flood elevations determined.

*Floodplain may be present on all or a portion of the parcel. See website map for details.

Legal Description

ADDN TO GREEN BAY BY THE BUSINESS MENS ASSN LOT 2 BLK 96

Economic Development

Industrial & Business Park

Business Improvement Dist.

Special District

TIF District 0

Planning & Development

Neighborhood Assoc. Olde North

Impact Area

Historic District

Census Tract 9

Census Block Group 2

City Government

District 6

Ward 24

Polling Location Labor Temple Building
1570 Elizabeth St

City & County Officials

Joe Moore 445-0145

Kathy Lefebvre 468-6191

Parcel Description

Centroid Latitude: 44.5246651243408 Longitude: -87.9855478286306
Area 0.00

Disclaimer: The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented.

AL-31



Google Earth

Google Earth

feet 10
meters 4



AL-31

Real Estate Evaluation Report



***Property Located at:
906 Waverly Place
Green Bay, WI 54304***

**Prepared for
Brown County Treasurer**

August 10, 2017

1-1369-A



1-1369-A

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 10, 2017

Owner(s) Name: Brown County Treasurer

Property Address: 906 Waverly Place, Green Bay, WI 54304

Tax Parcel: 1-1369-A Site: 0.153 Acres Zoning: Res

R.E. Taxes: \$359.80 View: Homes Highest/Best Use: SF

Current Use: Bare Land Inspection: Site Water/Sanitary: Municipal

Legal Description: Highland Park, 2nd Addition that part of Lot 44, described in 278 D 76, BCR.

Opinion of Value: \$10,000

Neighborhood Description: Subject parcel is located in a mature residential neighborhood on the City of Green Bay's near southwest side. Market area consists of mainly single family homes with a mix of surrounding rental property.

Data Sources Used: MLS, Inspection, and Tax Records.

Marketing Time: 3-6 Months

Property Values: Stable

Market Conditions: Stable to Modest Increases

Demand/Supply: In Balance

This Evaluation is made only for the benefit of the Brown County Treasurer. The opinion expressed herein are not intended for any Borrower, Purchaser or Seller, and the Evaluator expressly disclaims any and all liability to such parties.

1-1369-A

Comparable Land Sales Grid

	Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Address	906 Waverly Place Green Bay	665 Laverne Dr Green Bay	1146 S Greenwood Av Green Bay	216 Quinton St Green Bay
Sale Price	\$ N/A	\$15,000	\$5,600	\$8,000
Date of Sale	N/A	04/30/16	04/27/16	01/03/17
View	Res	Res	Res	Res
Location	Average	Average	Average	Average
Lot Size	55x120	90x140 (-3,000)	40x120 (+2,000)	50x135
Type of Sale	N/A	Arms Length	Foreclosure	Arms Length
Concessions	N/A	None	None	None
Adjusted Sale Price	\$ N/A	\$12,000	\$7,600	\$8,000

1-1369-A

Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 1-1369-A

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)[Print Tips](#)

Property Information Parcel Number 1-1369-A Owner Name BROWN COUNTY TAX DEED Property Address 906 WAVERLY PL Municipality CT - CITY OF GREEN BAY School District 2289 - GREEN BAY SCH DIST Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table><thead><tr><th>Land Use Classification</th><th>Acres</th><th>Land</th><th>Improvements</th><th>Total</th></tr></thead><tbody><tr><td>A - RESIDENTIAL</td><td>0.153</td><td>16,000.00</td><td>0.00</td><td>16,000.00</td></tr><tr><td>All Classes</td><td>0.153</td><td>16,000.00</td><td>0.00</td><td>16,000.00</td></tr></tbody></table> Legal Acres 0.153 Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>		Land Use Classification	Acres	Land	Improvements	Total	A - RESIDENTIAL	0.153	16,000.00	0.00	16,000.00	All Classes	0.153	16,000.00	0.00	16,000.00
Land Use Classification	Acres	Land	Improvements	Total														
A - RESIDENTIAL	0.153	16,000.00	0.00	16,000.00														
All Classes	0.153	16,000.00	0.00	16,000.00														
Mailing Address Information BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Reference Document Document #: 2793652	Available Maps View GIS Map Other Maps															
Tax Records Available Tax Year <input type="radio"/> 2013 (Tax Bill Number 1646120) <input type="radio"/> 2014 (Tax Bill Number 1753670) <input type="radio"/> 2015 (Tax Bill Number 1827021) <input checked="" type="radio"/> 2016 (Tax Bill Number 1932584) View Tax Detail <i>Tax Detail may take a few moments to appear</i>		Tax Legal Description 0.152 AC M/L HIGHLAND PARK 2ND ADD THAT PRT OF LOT 44 DES IN 278 D 76 BCR <small>Note: May not be a full legal description</small> View Comments/History																

1-1369-A

2016 Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 1-1369-A
Property Address: 906 WAVERLY PL

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Main Detail Page](#)

[Print Tips](#)

Taxes	Tax Bill Amount	Previous Payments	Balance Due During AUGUST 2017
Gross Tax	386.30	-	-
State Credit **	26.50	-	-
Net Tax	359.80	-	-
Lottery Credit	0.00	-	-
Net after Lottery Credit	359.80	0.00	359.80
Special Assessments & Charges	293.42	0.00	293.42
WEED KILLING : 232.80			
STORM WTR MGMT : 60.62			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	45.73
Penalty	-	0.00	0.00
Total	653.22	0.00	698.95
First installment (due 1/31/2017)	473.32		
Payoff Amount during AUGUST 2017 *			698.95
Payoff Amount during SEPTEMBER 2017*			731.60
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to	Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600		
	<div>View Payment Detail</div>		
Note: Payment details are for this parcel in this tax year			
Tax Rate	22.49		
Fair Market Ratio	1.0206		
Fair Market Value	15,700		
Assessed Land Value	16,000		
Assessed Improvement Value	0		
Total Assessed Value	16,000		

1-1369-A

[illegible]

08/08/2017
Scale 1:480

1-1349-A

Real Estate Evaluation Report



Property Located at:
831 Fifth St
Green Bay, WI 54303

Prepared for
Brown County Treasurer

August 11, 2017

2-934-A

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 11, 2017

Owner(s) Name: Brown County Treasurer

Property Address: 831 Fifth St., Green Bay, WI 54303

Tax Parcel: 2-934-A Site: 0.065 Acres Zoning: Res

R.E. Taxes: \$1,418.60 View: Homes/Park Highest/Best Use: SF

Current Use: Vacant Inspection: Interior and Exterior Water/Sanitary: Municipal

Legal Description: Freytags Addition East ½ of Lot 6 Block 86

Opinion of Value: \$15,000

Neighborhood Description: Mature residential neighborhood on the City of Green Bay's near west side that features single family homes and rental property. Tank School and Park is located across the street from the subject.

Data Sources Used: MLS, Inspection, Assessor and/or Assessor data.com and Tax Records.

Square Feet: 672 Age: 1933 Bdrms: 2 Design: One Story

Condition: Fair Garage: None Outbldgs: None Observed

Marketing Time: 3-6 Months Property Values: Stable

Market Conditions: Stable Demand/Supply: In Balance

This Evaluation is made only for the benefit of the Brown County Treasurer. The opinion expressed herein are not intended for any Borrower, Purchaser or Seller, and the Evaluator expressly disclaims any and all liability to such parties.

2-934 A

Comparable Sales Grid

	Subject	Comparable Sale #1		Comparable Sale #2		Comparable Sale #3	
Address	831 Fifth St Green Bay	708 Chicago St Green Bay		1320 Berner St Green Bay		1046 Western Av Green Bay	
Sale Price	\$ N/A	\$22,000		\$25,000		\$21,000	
Date of Sale	N/A	05/28/16		02/16/16		11/126/15	
Location	Average	Average		Better (-2,000)		Better (-2,000)	
Lot Size/SqFt	2.820	4.275 (-1,500)		8.430 (-3,000)		7.975 (-3,000)	
View	Res	Res		Res		Res	
Design (Appeal)	One Story/Avg	One Story/Avg		One Story/Avg		One Story/Avg	
Exterior Construction	Alum/Hrdbrd	Vinyl (-2,000)		Alum		Hardboard	
Age	1933	75+		75+		75+	
Bedrooms	2	2		2		3	
Interior Condition	Fair	Fair		Fair		Fair	
Central Air	None	None		None		Yes (-1,000)	
Fireplace	None	None		None		None	
Garage	None	None		1.5 Det (-1,500)		2 Det (-2,000)	
		Sq. Ft.	+/- \$	Sq. Ft.	+/- \$	Sq. Ft.	+/- \$
Gross Living Area	672	988	-3,200	792	-1,200	704	=
Finished Basement	None	None		None		None	
Concessions	N/A	None		None		None	
Adjusted Sale Price	N/A	\$15,300		\$17,300		\$13,000	

2-934-A



2-934-A

831 Fifth St - Street View



2-934-A

Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 2-934-A

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)[Print Tips](#)

Property Information Parcel Number 2-934-A Owner Name BROWN COUNTY TAX DEED Property Address 831 FIFTH ST Municipality CT - CITY OF GREEN BAY School District 2289 - GREEN BAY SCH DIST Sanitary District 504 - G.B. METRO SEWER Special District(s) None	Current Unofficial Valuation <table border="1"><thead><tr><th>Land Use Classification</th><th>Acres</th><th>Land</th><th>Improvements</th><th>Total</th></tr></thead><tbody><tr><td>A - RESIDENTIAL</td><td>0.065</td><td>9,300.00</td><td>54,400.00</td><td>63,700.00</td></tr><tr><td>All Classes</td><td>0.065</td><td>9,300.00</td><td>54,400.00</td><td>63,700.00</td></tr></tbody></table> Legal Acres 0.065 Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	Land Use Classification	Acres	Land	Improvements	Total	A - RESIDENTIAL	0.065	9,300.00	54,400.00	63,700.00	All Classes	0.065	9,300.00	54,400.00	63,700.00
Land Use Classification	Acres	Land	Improvements	Total												
A - RESIDENTIAL	0.065	9,300.00	54,400.00	63,700.00												
All Classes	0.065	9,300.00	54,400.00	63,700.00												

Mailing Address Information BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600	Reference Document Document #: 2793652	Available Maps View GIS Map Other Maps
---	--	---

Tax Records Available Tax Year <input type="radio"/> 2013 (Tax Bill Number 1655078) <input type="radio"/> 2014 (Tax Bill Number 1762610) <input type="radio"/> 2015 (Tax Bill Number 1835930) <input checked="" type="radio"/> 2016 (Tax Bill Number 1941467) View Tax Detail <i>Tax Detail may take a few moments to appear</i>	Tax Legal Description 0.064 AC M/L FREYTAGS ADDN E 1/2 OF LOT 6 BLK 86 <small>Note: May not be a full legal description</small> View Comments/History
--	--

2-934-A

2016 Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 2-934-A
Property Address: 831 FIFTH ST

Information is as current as the postings of Tuesday, August 8, 2017 at 1 01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Main Detail Page](#)

[Print Tips](#)

Taxes			Balance Due
	Tax Bill Amount	Previous Payments	During AUGUST 2017
Gross Tax	1,596.00	-	-
State Credit **	177.40	-	-
Net Tax	1,418.60	-	-
Lottery Credit	128.00	-	-
Net after Lottery Credit	1,290.60	0.00	1,290.60
Special Assessments & Charges	3,878.43	0.00	3,878.43
WEED KILLING : 201.30			
SNOW REMOVAL : 61.00			
OTHER CHARGES : 3,375.63			
DELINQ WATER : 116.43			
DELINQ SEWER : 86.16			
STORM WTR MGMT : 37.91			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	361.83
Penalty	-	0.00	0.00
Total	5,169.03	0.00	5,530.86
First installment (due 1/31/2017)	4,459.73		
Payoff Amount during AUGUST 2017 *			5,530.86
Payoff Amount during SEPTEMBER 2017*			5,789.31
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600			
<div>View Payment Detail</div>			
Note: Payment details are for this parcel in this tax year			
Tax Rate	22.49		
Fair Market Ratio	1.0206		
Fair Market Value	64,800		
Assessed Land Value	9,300		
Assessed Improvement Value	56,800		
Total Assessed Value	66,100		

<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

08/08/2017
Scale 1:480

2-934-A



Assessment Report

Report Generated: 08/08/2017

Document ID: 2416426



Residential

Parcel ID 2-934-A
Location 831 FIFTH ST

Tax Information

Land Value \$9,300.00
Improved Value \$54,400.00
Total Value \$63,700.00
Fair Market Value \$62,414.27
Assess Code A

Building Data

Year Built	1933	Square Feet	672	Story Height	1
Description	EARLY RANCH	Basement Sq ft	672	Fireplaces	0
Living Units	1	Family Rooms	0	Finished Basement	0
Total Rms.	4	Recreation	0	Full Baths	1
Bedrooms	2	Dens	0	Half Baths	0

*Does not include finished basement or rec room square footage

Owner Information

Owner(s) BROWN COUNTY TAX DEED
Mail PO BOX 23600
GREEN BAY WI 54305-3600

Schools

Elementary School Tank
Middle School Franklin
High School West

Sanitation

Day Friday
Route 502

Police

Area Tank
Zone 0

Zoning

R1

Floodplain

Economic Development

Industrial & Business Park
Business Improvement Dist.
Special District
TIF District 0

Planning & Development

Neighborhood Assoc. Tank Park
Impact Area
Historic District
Census Tract 7
Census Block Group 2

City Government

District 9
Ward 29
Polling Location Trinity Lutheran Church
330 S Broadway

City & County Officials

Guy Zima 499-3614
Guy Zima 499-3614

Parcel Description

Centroid Latitude: 44.5100596643716 Longitude: -88.0339540550594
Area 0.00

Legal Description

FREYTAGS ADDN E 1/2 OF LOT 6 BLK 86

Disclaimer: The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented.

2-934-A

Real Estate Evaluation Report



***Property Located at:
1369 Weise St
Green Bay, WI 54302***

**Prepared for
Brown County Treasurer
August 11, 2017**

21-1703

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 11, 2017

Owner(s) Name: Brown County Treasurer

Property Address: 1369 Weise St., Green Bay, WI 54302

Tax Parcel: 21-1703 Site: 0.065 Acres Zoning: Res

R.E. Taxes: \$1,418.60 View: Homes Highest/Best Use: SF

Current Use: Vacant Inspection: Interior and Exterior Water/Sanitary: Municipal

Legal Description: Eastmans Addition Lot 15 Block 83 also vacated alley

Opinion of Value: \$19,000

Neighborhood Description: Mature residential neighborhood on the City of Green Bay's near east side that features single family homes and rental property.

Data Sources Used: MLS, Inspection, Assessor and/or Assessordata.com and Tax Records.

Square Feet: 672 Age: 1949 Bdrms: 2 Design: One Story

Condition: Fair Garage: 1 Det Outbldgs: None Observed

Marketing Time: 3-6 Months Property Values: Stable

Market Conditions: Stable Demand/Supply: In Balance

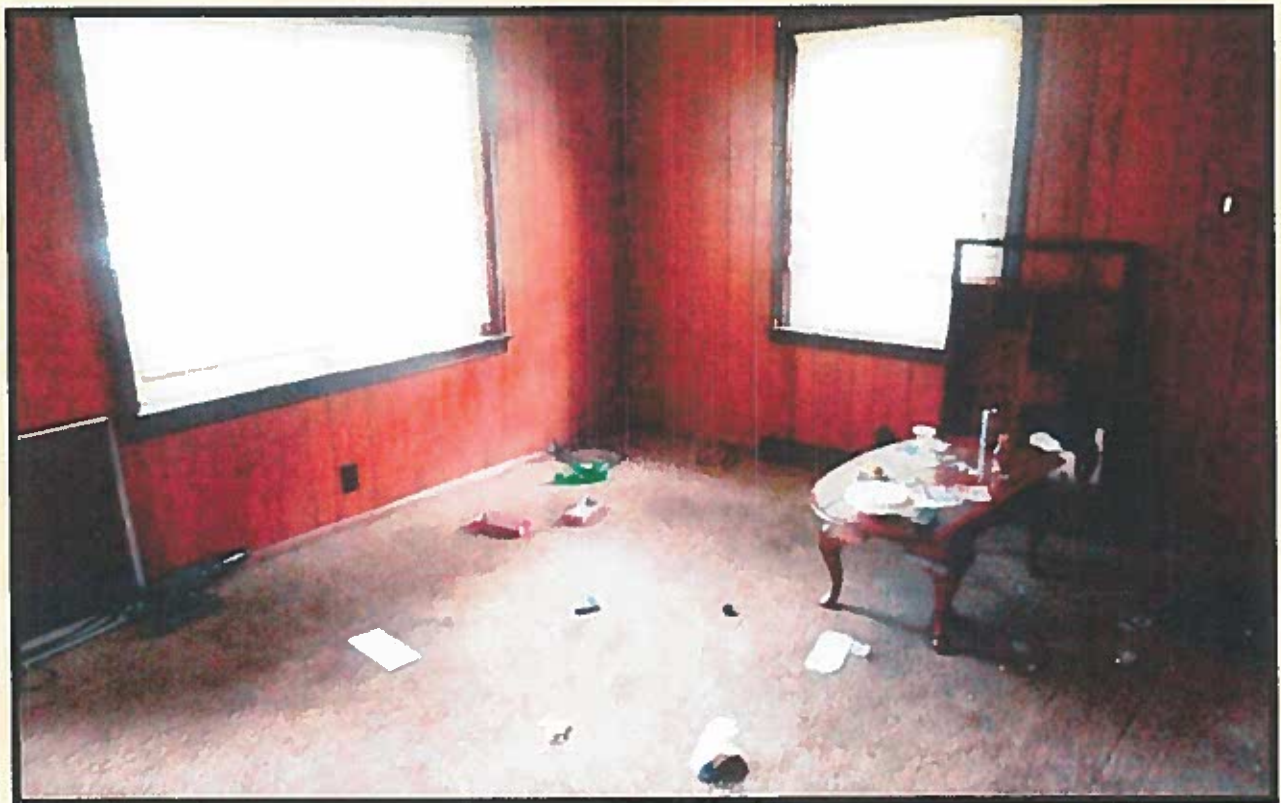
This Evaluation is made only for the benefit of the Brown County Treasurer. The opinion expressed herein are not intended for any Borrower, Purchaser or Seller, and the Evaluator expressly disclaims any and all liability to such parties.

21-1703

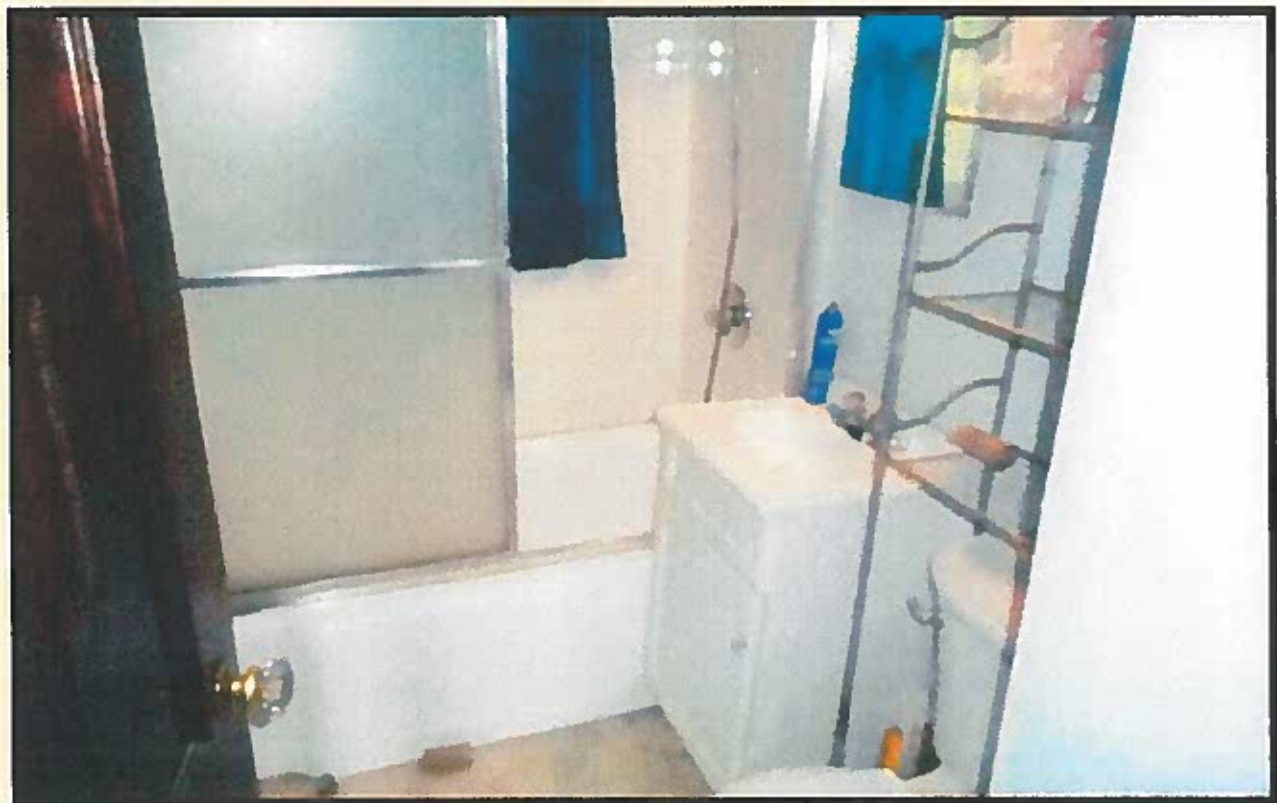
Comparable Sales Grid

	Subject	Comparable Sale #1		Comparable Sale #2		Comparable Sale #3	
Address	1369 Weise St Green Bay	1245 Elm St Green Bay		708 Chicago St Green Bay		1326 Doblon St Green bay	
Sale Price	\$ N/A	\$20,000		\$22,000		\$25,000	
Date of Sale	N/A	07/16/15		05/28/16		05/23/15	
Location	Average	Average		Average		Average	
View	Res	Res		Res		Res	
Lot Size/SqFt	5,594	7,350 (-1,500)		4,275 (+500)		5,596	
Design (Appeal)	One Story/Avg	One Story/Avg		One Story/Avg		One Story/Better (-1,500)	
Exterior Construction	Alum	Vinyl		Vinyl		Alum	
Age	1949	75+		75+		75+	
Bedrooms	2	2		2		2	
Interior Condition	Fair	Fair		Fair		Avg (-2,000)	
Central Air	None	None		None		None	
Fireplace	None	None		None		None	
Garage	1 Det	1 Det		None (+1,000)		2 Det (-1,000)	
		Sq. Ft.	+/- \$	Sq. Ft.	+/- \$	Sq. Ft.	+/- \$
Gross Living Area	672	812	-1,400	988	-3,200	624	=
Finished Basement	None	None		None		None	
Concessions	N/A	None		None		None	
Adjusted Sale Price	N/A	\$17,100		\$20,300		\$20,500	

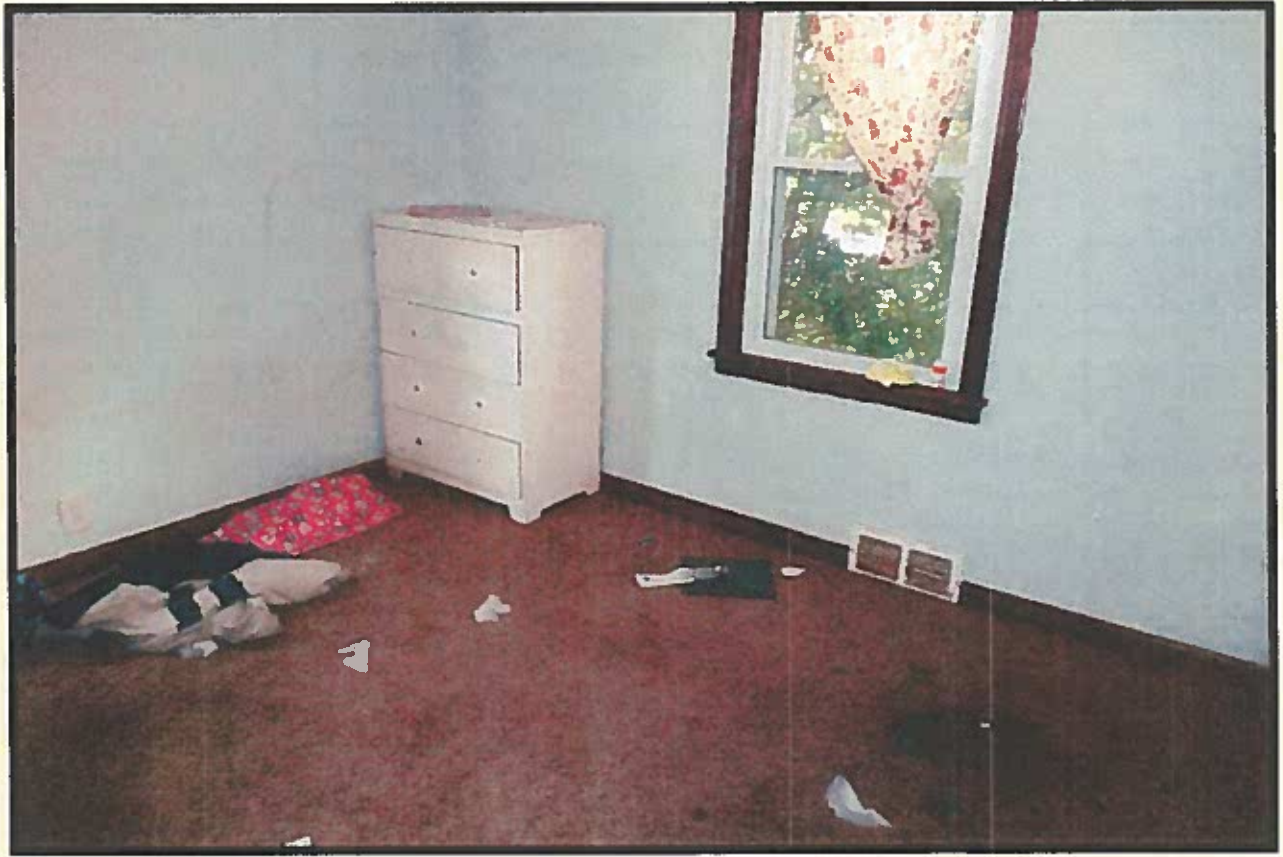
21-1703



21-1703



21-1703



21-1703

1369 Weise St - Street View



21-1703

Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 21-1703

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)
[Print Tips](#)

Property Information Parcel Number 21-1703 Owner Name BROWN COUNTY TAX DEED Property Address 1369 WEISE ST Municipality CT - CITY OF GREEN BAY School District 2289 - GREEN BAY SCH DIST Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"> <thead> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>A - RESIDENTIAL</td> <td>0.128</td> <td>10,000.00</td> <td>53,500.00</td> <td>63,500.00</td> </tr> <tr> <td>All Classes</td> <td>0.128</td> <td>10,000.00</td> <td>53,500.00</td> <td>63,500.00</td> </tr> </tbody> </table> Legal Acres 0.128 <p>Values are not official until new tax bills are issued in December.</p> <p><small>Note: For a specific tax year valuation, select tax year from tax records available below.</small></p> <p><small>Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.</small></p> <p><small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small></p>		Land Use Classification	Acres	Land	Improvements	Total	A - RESIDENTIAL	0.128	10,000.00	53,500.00	63,500.00	All Classes	0.128	10,000.00	53,500.00	63,500.00
Land Use Classification	Acres	Land	Improvements	Total														
A - RESIDENTIAL	0.128	10,000.00	53,500.00	63,500.00														
All Classes	0.128	10,000.00	53,500.00	63,500.00														
Mailing Address Information BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Reference Document Document #: 2793652	Available Maps View GIS Map Other Maps															
Tax Records Available Tax Year <input type="radio"/> 2012 (Tax Bill Number 1565956) <input type="radio"/> 2013 (Tax Bill Number 1657698) <input type="radio"/> 2014 (Tax Bill Number 1765227) <input type="radio"/> 2015 (Tax Bill Number 1838545) <input checked="" type="radio"/> 2016 (Tax Bill Number 1944078) View Tax Detail <p><i>Tax Detail may take a few moments to appear</i></p>		Tax Legal Description EASTMANS ADDN LOT 15 BLK 83 ALSO VACATED ALLEY <p><small>Note: May not be a full legal description</small></p> View Comments/History																

2016 Property Tax Record
CITY OF GREEN BAY
Brown County, Wisconsin
Parcel Number: 21-1703
Property Address: 1369 WEISE ST

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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[Print Tips](#)

Taxes	Tax Bill Amount	Previous Payments	Balance Due During AUGUST 2017
Gross Tax	1,533.30	-	-
State Credit **	173.10	-	-
Net Tax	1,360.20	-	-
Lottery Credit	0.00	-	-
Net after Lottery Credit	1,360.20	0.00	1,360.20
Special Assessments & Charges	191.21	0.00	191.21
DELINQ WATER : 85.82			
DELINQ SEWER : 84.45			
STORM WTR MGMT : 20.94			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	108.59
Penalty	-	0.00	0.00
Total	1,551.41	0.00	1,660.00
First installment (due 1/31/2017)	871.31		
Payoff Amount during AUGUST 2017 *			1,660.00
Payoff Amount during SEPTEMBER 2017*			1,737.59
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to	Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600		
	<div>View Payment Detail</div>		
Note: Payment details are for this parcel in this tax year			
Tax Rate	22.49		
Fair Market Ratio	1.0206		
Fair Market Value	62,200		
Assessed Land Value	10,000		
Assessed Improvement Value	53,500		
Total Assessed Value	63,500		

21-1703

8/8/2017

<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
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08/08/2017
Scale 1:480

21-1703



Assessment Report

Report Generated: 08/08/2017

Document ID: 2104406



Residential

Parcel ID 21-1703
Location 1369 WEISE ST

Tax Information

Land Value \$10,000.00
Improved Value \$53,500.00
Total Value \$63,500.00
Fair Market Value \$62,218.30
Assess Code A

Building Data

Year Built	1949	Square Feet	672	Story Height	1
Description	OLD STYL 2-3	Basement Sq ft	672	Fireplaces	0
Living Units	1	Family Rooms	0	Finished Basement	0
Total Rms.	4	Recreation	0	Full Baths	1
Bedrooms	2	Dens	0	Half Baths	0

*Does not include finished basement or rec room square footage.

Owner Information

Owner(s) BROWN COUNTY TAX DEED
Mail PO BOX 23600
GREEN BAY WI 54305-3600

Economic Development

Industrial & Business Park
Business Improvement Dist.
Special District
TIF District 0

Schools

Elementary School Nicolet
Middle School Washington
High School East

Planning & Development

Neighborhood Assoc. Olde North
Impact Area
Historic District
Census Tract 9
Census Block Group 2

Sanitation

Day Monday
Route 103

Police

Area Olde North
Zone 0

City Government

District 6
Ward 21
Polling Location Green Bay Metro Transit Center
901 University Av

Zoning

R1

City & County Officials

Joe Moore 445-0145
Kathy Lefebvre 468-6191

Floodplain

Zone AE, 100 year floodplain. Base flood elevations determined.

*Floodplain may be present on all or a portion of the parcel. See website map for details.

Parcel Description

Centroid Latitude: 44.5218998897059 Longitude: -87.9851822337965
Area 0.00

Legal Description

EASTMANS ADDN LOT 15 BLK 83 ALSO VACATED ALLEY

Disclaimer: The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented.

21-1703

Real Estate Evaluation Report



***Property Located at:
Lot 1, E Deerfield Av
Suamico, WI 54313***

**Prepared for
Brown County Treasurer**

August 9, 2017

50-796-3

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 9, 2017

Owner(s) Name: Brown County Treasurer

Property Address: Lot 1, E Deerfield Av., Suamico, WI

Tax Parcel: SU-796-3 Site: 2.40 Acres Zoning: B

R.E. Taxes: \$790.60 View: Com/Hwy/Wds Highest/Best Use: TBD

Current Use: Bare Land Inspection: Site Water/Sanitary: None

Legal Description: Lot 1 of 33 CSM 20 being part of SW Frac1/4 SW1/4 Section 35 T25N R20E

Opinion of Value: \$24,000

Neighborhood Description: Subject parcel is located just off Hwy 41 along a frontage road in a mix use neighborhood in the Village of Suamico. Market area consists of light industrial buildings, service stations, some residential property and undeveloped land. The Village of Suamico could not verify how much of the subject parcel if any is buildable. Due to the large pond which is a part of this parcel there would have to be DNR approval for any type of building, however evaluator was informed by the Village of Suamico that there was prior approval for the construction of apartments. The number of units was not known.

Data Sources Used: MLS, Inspection, and Tax Records.

Marketing Time: Over 6 Months Property Values: Stable

Market Conditions: Stable to Modest Increases Demand/Supply: In Balance

Comparable Land Sales Grid

	Subject	Comparable Sale #1		Comparable Sale #2		Comparable Sale #3	
Address	Lot 1, Deerfield Av Village of Suamico	Executive Circle Little Suamico		1676 Allouez Av Village of Bellevue		1700 Blk Bellevue St Village of Bellevue	
Sale Price	\$ N/A	\$45,000		\$185,000		\$185,000	
Date of Sale	N/A	03/01/17		09/30/16		10/03/16	
Location	Average	Superior (-30,000/Ac)		Superior (-30,000/Ac)		Slightly Better (-7,500/Ac)	
View	Com/Hwy/Pond	Com/Hwy		Com		Com/Apts	
			PPA		PPA		PPA
Acreage	2.40	1.06	\$42,000	4.91	\$38,000	11.6	\$16,000
Zoning	Com	Com		Com		Com	
Concessions	N/A	None		None		None	
Sale Price Per Acre	N/A	\$100,800		\$91,200		\$38,400	
Adjusted Sale Price/ Location	N/A	\$72,000		\$72,000		\$18,000	
Overall Adjusted Sale Price	N/A	\$28,800		\$19,200		\$20,400	

** PPA (Price per acre) ** Adjusted Sales Price (Subjects Acreage x Comparables Location Adjustment)

OVERALL ADJUSTED SALES PRICE - \$24,000

ESTIMATED MARKET VALUE OF THE SUBJECT PARCEL - \$24,000

SU-796-3

Property Tax Record
VILLAGE OF SUAMICO
Brown County, Wisconsin
Parcel Number: SU-796-3

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Property Information Parcel Number SU-796-3 Owner Name BROWN COUNTY TAX DEED Property Address E DEERFIELD AV Municipality SU - VILLAGE OF SUAMICO School District 2604 - HOWARD-SUAMICO SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"><thead><tr><th>Land Use Classification</th><th>Acres</th><th>Land</th><th>Improvements</th><th>Total</th></tr></thead><tbody><tr><td>B - MERCANTILE</td><td>2.400</td><td>44,000.00</td><td>0.00</td><td>44,000.00</td></tr><tr><td>All Classes</td><td>2.400</td><td>44,000.00</td><td>0.00</td><td>44,000.00</td></tr></tbody></table> Legal Acres 2.400 Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.		Land Use Classification	Acres	Land	Improvements	Total	B - MERCANTILE	2.400	44,000.00	0.00	44,000.00	All Classes	2.400	44,000.00	0.00	44,000.00
Land Use Classification	Acres	Land	Improvements	Total														
B - MERCANTILE	2.400	44,000.00	0.00	44,000.00														
All Classes	2.400	44,000.00	0.00	44,000.00														
Mailing Address Information BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Reference Document Document #: 2793652	Available Maps View GIS Map Other Maps															
Tax Records Available Tax Year <input type="radio"/> 2013 (Tax Bill Number 1685569) <input type="radio"/> 2014 (Tax Bill Number 1731616) <input type="radio"/> 2015 (Tax Bill Number 1883918) <input checked="" type="radio"/> 2016 (Tax Bill Number 1980811) View Tax Detail Tax Detail may take a few moments to appear		Tax Legal Description 104,427 SQ FT LOT 1 OF 33 CSM 20 BNG PART OF SW FRAC1/4 SW1/4 SEC 35 T25N R20E Note: May not be a full legal description View Comments/History																

SU-796-3

2016 Property Tax Record
VILLAGE OF SUAMICO
Brown County, Wisconsin
Parcel Number: SU-796-3
Property Address: E DEERFIELD AV

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Taxes	Tax Bill Amount	Previous Payments	Balance Due During AUGUST 2017
Gross Tax	856.60	-	-
State Credit **	66.00	-	-
Net Tax	790.60	-	-
Lottery Credit	0.00	-	-
Net after Lottery Credit	790.60	0.00	790.60
Special Assessments & Charges	95.17	0.00	95.17
DELINQ WATER : 95.17			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	62.00
Penalty	-	0.00	0.00
Total	885.77	0.00	947.77
First installment (due 1/31/2017)	490.47		
Payoff Amount during AUGUST 2017 *			947.77
Payoff Amount during SEPTEMBER 2017*			992.06
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to	Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600		
	View Payment Detail		
Note: Payment details are for this parcel in this tax year			
Tax Rate	17.96		
Fair Market Ratio	0.9892		
Fair Market Value	44,500		
Assessed Land Value	44,000		
Assessed Improvement Value	0		
Total Assessed Value	44,000		

SU-796-3

<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
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08/08/2017
Scale 1:720

SU-796-3

Real Estate Evaluation Report



***Property Located at:
Lot 2, E Deerfield Av
Suamico, WI 54313***

**Prepared for
Brown County Treasurer**

August 9, 2017

SU-796-4

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 9, 2017

Owner(s) Name: Brown County Treasurer

Property Address: Lot 2, E Deerfield Av., Suamico, WI

Tax Parcel: SU-796-4 Site: 4.32 Acres Zoning: B

R.E. Taxes: \$1,017.00 View: Com/Hwy/Wds Highest/Best Use: TBD

Current Use: Bare Land Inspection: Site Water/Sanitary: None

Legal Description: Lot 2 of 33 CSM 20 being part of SW Frac1/4 SW1/4 and being part of the NW1/4 SW1/4 Section 35 T25N R20E

Opinion of Value: \$41,000

Neighborhood Description: Subject parcel is located just off Hwy 41 along a frontage road in a mix use neighborhood in the Village of Suamico. Market area consists of light industrial buildings, service stations, some residential property and undeveloped land. The Village of Suamico could not verify how much of the subject parcel if any is buildable. Due to the large pond which is a part of this parcel there would have to be DNR approval for any type of building, however evaluator was informed by the Village of Suamico that there was prior approval for the construction of apartments. The number of units was not known.

Data Sources Used: MLS, Inspection, and Tax Records.

Marketing Time: Over 6 Months

Property Values: Stable

Market Conditions: Stable to Modest Increases

Demand/Supply: In Balance

This Evaluation is made only for the benefit of the Brown County Treasurer. The opinion expressed herein are not intended for any Borrower, Purchaser or Seller, and the Evaluator expressly disclaims any and all liability to such parties.

SU-796-4

Comparable Land Sales Grid

	Subject	Comparable Sale #1		Comparable Sale #2		Comparable Sale #3	
Address	Lot 2, Deerfield Av Village of Suamico	Executive Circle Little Suamico		1676 Allouez Av Village of Bellevue		1700 Blk Bellevue St Village of Bellevue	
Sale Price	S N/A	\$45,000		\$185,000		\$185,000	
Date of Sale	N/A	03/01/17		09/30/16		10/03/16	
Location	Average	Superior (-30,000/Ac)		Superior (-30,000/Ac)		Slightly Better (-7,500/Ac)	
View	Com/Hwy/Pond	Com/Hwy		Com		Com/Apts	
			PPA		PPA		PPA
Acreage	4.32	1.06	\$42,000	4.91	\$38,000	11.6	\$16,000
Zoning	Com	Com		Com		Com	
Concessions	N/A	None		None		None	
Sale Price Per Acre	N/A	\$181,440		\$164,160		\$69,120	
Adjusted Sale Price/ Location	N/A	\$129,600		\$129,600		\$32,400	
Overall Adjusted Sale Price	N/A	\$51,840		\$34,560		\$36,720	

** PPA (Price per acre) ** Adjusted Sales Price (Subjects Acreage x Comparables Location Adjustment)

OVERALL ADJUSTED SALES PRICE - \$41,000

ESTIMATED MARKET VALUE OF THE SUBJECT PARCEL - \$41,000

SU-796-4

Property Tax Record
VILLAGE OF SUAMICO
Brown County, Wisconsin
Parcel Number: SU-796-4

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Property Information Parcel Number SU-796-4 Owner Name BROWN COUNTY TAX DEED Property Address E DEERFIELD AV Municipality SU - VILLAGE OF SUAMICO School District 2604 - HOWARD-SUAMICO SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"><thead><tr><th>Land Use Classification</th><th>Acres</th><th>Land</th><th>Improvements</th><th>Total</th></tr></thead><tbody><tr><td>B - MERCANTILE</td><td>4.320</td><td>56,600.00</td><td>0.00</td><td>56,600.00</td></tr><tr><td>All Classes</td><td>4.320</td><td>56,600.00</td><td>0.00</td><td>56,600.00</td></tr></tbody></table> Legal Acres 4.320 Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>		Land Use Classification	Acres	Land	Improvements	Total	B - MERCANTILE	4.320	56,600.00	0.00	56,600.00	All Classes	4.320	56,600.00	0.00	56,600.00
Land Use Classification	Acres	Land	Improvements	Total														
B - MERCANTILE	4.320	56,600.00	0.00	56,600.00														
All Classes	4.320	56,600.00	0.00	56,600.00														
Mailing Address Information BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Reference Document Document #: 2793652	Available Maps View GIS Map Other Maps															
Tax Records Available Tax Year <input type="radio"/> 2013 (Tax Bill Number 1685570) <input type="radio"/> 2014 (Tax Bill Number 1731617) <input type="radio"/> 2015 (Tax Bill Number 1883919) <input checked="" type="radio"/> 2016 (Tax Bill Number 1980812) View Tax Detail <i>Tax Detail may take a few moments to appear</i>		Tax Legal Description 187,748 SQ FT LOT 2 OF 33 CSM 20 BNG PART OF SW FRAC1/4 SW1/4 & BNG PART OF NW1/4 SW1/4 SEC 35 T25N R20E <small>Note: May not be a full legal description</small> View Comments/History																

SU-796-4

2016 Property Tax Record
VILLAGE OF SUAMICO
Brown County, Wisconsin
Parcel Number: SU-796-4
Property Address: E DEERFIELD AV

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Taxes	Tax Bill Amount	Previous Payments	Balance Due During AUGUST 2017
Gross Tax	1,101.90	-	-
State Credit **	84.90	-	-
Net Tax	1,017.00	-	-
Lottery Credit	0.00	-	-
Net after Lottery Credit	1,017.00	0.00	1,017.00
Special Assessments & Charges	95.17	0.00	95.17
DELINQ WATER : 95.17			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	77.85
Penalty	-	0.00	0.00
Total	1,112.17	0.00	1,190.02
First installment (due 1/31/2017)	603.67		
Payoff Amount during AUGUST 2017 *			1,190.02
Payoff Amount during SEPTEMBER 2017*			1,245.63
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to	Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600		
	View Payment Detail		
Note: Payment details are for this parcel in this tax year			
Tax Rate	17.96		
Fair Market Ratio	0.9892		
Fair Market Value	57,200		
Assessed Land Value	56,600		
Assessed Improvement Value	0		
Total Assessed Value	56,600		

SU-796-4

<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
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08/08/2017
Scale 1:1200

SU-796-4

Real Estate Evaluation Report



***Property Located at:
Lot 3, E Deerfield Av
Suamico, WI 54313***

**Prepared for
Brown County Treasurer**

August 9, 2017

SU 796-5

**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: August 9, 2017

Owner(s) Name: Brown County Treasurer

Property Address: Lot 3, E Deerfield Av., Suamico, WI

Tax Parcel: SU-796-5 Site: 5.59 Acres Zoning: B

R.E. Taxes: \$1,123.00 View: Com/Hwy/Wds Highest/Best Use: TBD

Current Use: Bare Land Inspection: Site Water/Sanitary: None

Legal Description: Lot 3 of 33 CSM 20 being part of SW 1/4 SW 1/4 and being part of the NW 1/4 SW 1/4 Section 35 T25N R20E

Opinion of Value: \$53,000

Neighborhood Description: Subject parcel is located just off Hwy 41 along a frontage road in a mix use neighborhood in the Village of Suamico. Market area consists of light industrial buildings, service stations, some residential property and undeveloped land. The Village of Suamico could not verify how much of the subject parcel if any is buildable. Due to the large pond which is a part of this parcel there would have to be DNR approval for any type of building, however evaluator was informed by the Village of Suamico that there was prior approval for the construction of apartments. The number of units was not known.

Data Sources Used: MLS, Inspection, and Tax Records.

Marketing Time: Over 6 Months

Property Values: Stable

Market Conditions: Stable to Modest Increases

Demand/Supply: In Balance

This Evaluation is made only for the benefit of the Brown County Treasurer. The opinion expressed herein are not intended for any Borrower, Purchaser or Seller, and the Evaluator expressly disclaims any and all liability to such parties.

SU-796-5

Comparable Land Sales Grid

	Subject	Comparable Sale #1		Comparable Sale #2		Comparable Sale #3	
Address	Lot 3, Deerfield Av Village of Suamico	Executive Circle Little Suamico		1676 Allouez Av Village of Bellevue		1700 Blk Bellevue St Village of Bellevue	
Sale Price	\$ N/A	\$45,000		\$185,000		\$185,000	
Date of Sale	N/A	03/01/17		09/30/16		10/03/16	
Location	Average	Superior (-30,000/Ac)		Superior (-30,000/Ac)		Slightly Better (-7,500/Ac)	
View	Com/Hwy/Pond	Com/Hwy		Com		Com/Apts	
			PPA		PPA		PPA
Acreage	5.59	1.06	\$42,000	4.91	\$38,000	11.6	\$16,000
Zoning	Com	Com		Com		Com	
Concessions	N/A	None		None		None	
Sale Price Per Acre	N/A	\$234,780		\$212,420		\$89,440	
Adjusted Sale Price/ Location	N/A	\$167,700		\$167,700		\$41,925	
Overall Adjusted Sale Price	N/A	\$67,080		\$44,720		\$47,515	

** PPA (Price per acre) ** Adjusted Sales Price (Subjects Acreage x Comparables Location Adjustment)

OVERALL ADJUSTED SALES PRICE - \$53,000

ESTIMATED MARKET VALUE OF THE SUBJECT PARCEL - \$53,000

SU-794-5

Property Tax Record
VILLAGE OF SUAMICO
Brown County, Wisconsin
Parcel Number: SU-796-5

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)[Print Tips](#)

Property Information		Current Unofficial Valuation	
Parcel Number	SU-796-5	Land Use Classification	Acres Land Improvements Total
Owner Name	BROWN COUNTY TAX DEED	B - MERCANTILE	5.590 62,500.00 0.00 62,500.00
Property Address	E DEERFIELD AV	All Classes	5.590 62,500.00 0.00 62,500.00
Municipality	SU - VILLAGE OF SUAMICO	Legal Acres	5.590
School District	2604 - HOWARD-SUAMICO SCH	Values are not official until new tax bills are issued in December.	
Sanitary District	504 - G.B. METRO SEWER	Note: For a specific tax year valuation, select tax year from tax records available below.	
Special District(s)	None	Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.	
		Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.	
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY		Document #: 2793652	View GIS Map
PO BOX 23600			Other Maps
GREEN BAY WI 54305-3600			
Tax Records Available		Tax Legal Description	
Tax Year		242,866 SQ FT	
<input type="radio"/> 2013 (Tax Bill Number 1685571)		LOT 3 OF 33 CSM 20 BNG PART OF SW FRAC1/4 SW1/4 & BNG PART OF NW1/4 SW1/4 SEC 35 T25N R20E	
<input type="radio"/> 2014 (Tax Bill Number 1731618)		Note: May not be a full legal description	
<input type="radio"/> 2015 (Tax Bill Number 1883920)		View Comments/History	
<input checked="" type="radio"/> 2016 (Tax Bill Number 1980813)			
View Tax Detail			
Tax Detail may take a few moments to appear			

SU-796-5

2016 Property Tax Record
VILLAGE OF SUAMICO
Brown County, Wisconsin
Parcel Number: SU-796-5
Property Address: E DEERFIELD AV

Information is as current as the postings of Tuesday, August 8, 2017 at 1:01:47 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system

[Return to Main Detail Page](#)

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Taxes	Tax Bill Amount	Previous Payments	Balance Due During AUGUST 2017
Gross Tax	1,216.80	-	-
State Credit **	93.80	-	-
Net Tax	1,123.00	-	-
Lottery Credit	0.00	-	-
Net after Lottery Credit	1,123.00	0.00	1,123.00
Special Assessments & Charges	99.52	0.00	99.52
DELINQ WATER : 99.52			
Post-Bill Charges	0.00	0.00	0.00
Interest	-	0.00	85.58
Penalty	-	0.00	0.00
Total	1,222.52	0.00	1,308.10
First installment (due 1/31/2017)	661.02		
Payoff Amount during AUGUST 2017 *			1,308.10
Payoff Amount during SEPTEMBER 2017*			1,369.22
* includes interest & penalty due if paid by date indicated			
** includes school credit and 1st Dollar Credit			
Make payments to	Brown County Treasurer PO Box 23600 Green Bay WI 54305-3600		
	<div>View Payment Detail</div>		
Note: Payment details are for this parcel in this tax year			
Tax Rate	17.96		
Fair Market Ratio	0.9892		
Fair Market Value	63,200		
Assessed Land Value	62,500		
Assessed Improvement Value	0		
Total Assessed Value	62,500		

SU-796-5

<Title>



A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

08/08/2017
Scale 1:1200

SU-796-5

E Deerfield Av - Street View



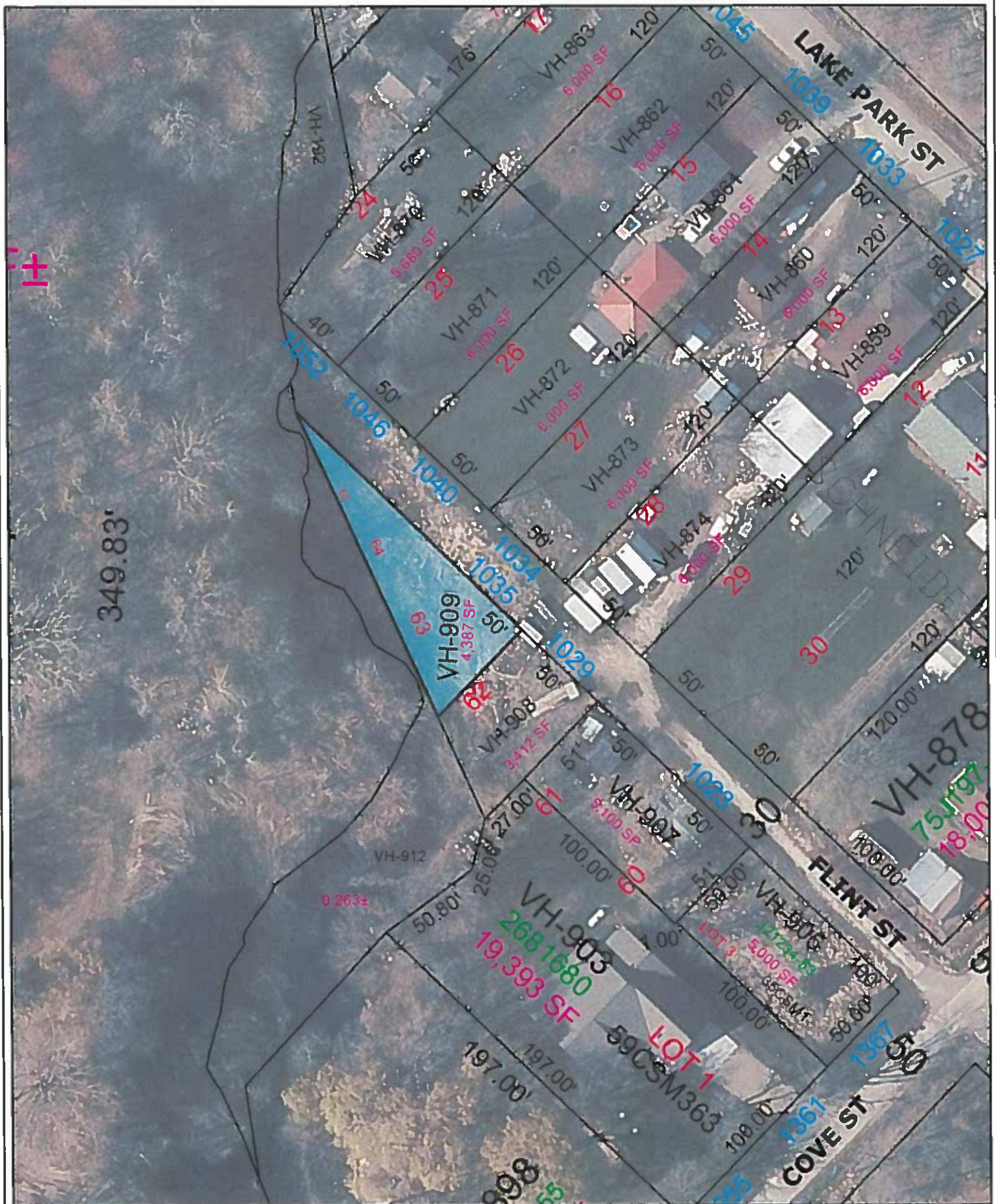
SU-796-5

LEGEND

 Subject Parcel

1035 Flint St, Village of Howard Parcel # VH-909

Aerial photo date: April 2017



Map printed 9/22/2017

Brown County Planning & Land Services Department

LEGEND

349.83'



A horizontal number line with tick marks at 0, 60, and 120. The word "Feet" is written below the tick mark at 60.



WISCONSIN SURPLUS ONLINE AUCTION

Real Estate Listing Worksheet

Consigning Agency Information

Agency/Campus/Department/Municipality: Brown County Treasurer Office
Payment Mailing Address: 305 E Walnut St
City: Green Bay
Zip: 54301
Payment Check Payable to: Brown County Treasurer
Person Submitting this Form: Paul Zeller
Phone: (920) 448-6321
Email: Zeller_PD@co.brown.wi.us
Fax: (920) 448-6341
Authorized Agent: Paul Zeller Title: Brown County / Treasurer

Description of Surplus Asset

Please supply all the applicable information and if necessary please attach addition pages of description, the more detailed the less phone inquiries you will receive. Please be as detailed as possible. The condition of the property should be clearly described and detailed. All items are sold AS IS with no guarantees. Remember this is a general form and not specific, so you may need to include additional relevant information pertaining to your item(s).

Property Street Address: 1035 Flint Street
Municipality: Village of Howard
Tax ID('s): Parcel # VH-909
Acres: 3,412 Sq. Feet
Lot Dimensions: Irregular
Zoning: A-Residential
Type of Access to Property: Street
School District: 2604 - Howard Suamico School District

Structures on Property: Unknown

Narrative: Pie shaped lot along creek near Bay of Green Bay

Please give a detailed description of structures including: Sizes; Square Footage; Number of Bedrooms, Bathrooms, etc.; Livable; Fuel type(s); Age; etc.

Is Property Vacant? Unknown
Is Property Clear of previous owner's personal property? Unknown
Legal Description: SCHNEIDER'S PLAT OF BLUE SHORE LOTS 63, 64 & 65
Title Type: Quit Claim Deed
Dead Transfer Fee: \$30
Title Transfer Terms: Cash or Check made out to Brown County Register of Deeds
Clear Title: See undated Letter Report - attached
Additional Fees/Types: Special Assessments plus interest and penalty may be due to the

Additional Terms: municipality.
Quit Claim Deed will be provided

1. Buyer pays WI Surplus Auction Fees
2. Buyer is/will be responsible for 2017 Property taxes, not past due property taxes, interest or penalties.
3. This Real Property is sold "AS IS" and Brown County makes no representations or warranty regarding such.

Additional Information/Descriptions:
Estimated Yearly Taxes: \$ 20
Defects: All Property sold by Brown County is sold 'As Is'. No exceptions.
Overall Condition: See photos

Helpful Documents to include: Aerial Photo(s), Surveys, Plat Map, Soil Maps, Flood Plan Maps, Zoning Map, Zoning category description (Allowed Uses).

Land Search <http://www.public.applications.co.brown.wi.us/treas/landrecordssearch/entryform.asp>
Records Search
Link:
Refer to photo(s): Parcel Aerial
Parcel Standard Base Map
Refer to Word Parcel Description
Document:

Additional Comments/Descriptions/Concerns/Details:

Property URL: Matt, please add the following statement to ALL property listings for Brown County:

For Land Records <http://www.public.applications.co.brown.wi.us/treas/landrecordssearch/entryform.asp>
Search Use URL:

Online Auction Information

Requested Auction Start Date: 10/2/17
Requested Auction Duration: 10/29/17 starting at 10am
Lowest Minimum Net Selling Price, if any: Starting bid required: \$ 100
Full County Board Approval Required Administration Committee Approval needed 11-1-17
Date:
Payment Deadline after Board Meeting 5 business day from the day following the Administration
Final Approval: Committee approval.

Note: Wisconsin Surplus Online Auction will post auctions in the order they are received; online auction will not appear immediately and may take 24 - 72 hours to post if no additional information is required. If you place a minimum selling price on your asset; we will not sell that asset unless it reaches your minimum. If you want \$1000 and we get \$999 we will not sell your asset. The minimum selling price is not required and should only be used on items of greater value if at all. You may also use "subject to agency confirmation" rather than a dollar value. If this is the case, we will call you immediately after the auctions conclusion and have you confirm or not confirm the selling price, you are required to respond within 24 hours, again if used should only be on greater valued items.

Public Agency Contact People

This information will be posted on our website as the contact person for questions concerning the item(s) being sold at auction and as a person to contact to schedule a viewing or inspection. Inspection times and dates may be "by appointment only".

VH 909

All GENERAL(s) QUESTION:

Contact Person: Brown County Treasurer's Office

Phone: (920) 448-4074

Email: BC_Treasurer@co.brown.wi.us

Address: 305 E Walnut St., Green Bay, WI 54301

Inspection Times: Potential buyer able to view property from street without trespassing on property due to liability issues

Photos & Documents

Please email or upload photos as JPG files. Photo should be a minimum of 800x600 in size or bigger. Please provide as many pictures as possible; there is no limit on pictures. You may email or upload your pictures to us. Email jpeg or jpg files as attachments to bid@WisconsinSurplus.com.

Uploading Photos:

This is ideal for sellers with many photos or large file size photos. You may also upload complete folders, Completed Listing Worksheets, and any other Files for your auction listing. Please remember to let us know once you have completed the upload and your items are ready to list. We do not monitor uploads rather we wait for sellers to let us know items are ready and waiting.

Upload Directions: Click on your system type - [Windows XP](#) or [Windows 7](#) (Note: it is OK to open the file, it does not contain a virus)

(Advanced FTP Client Users) **Host:** images.wisconsinsurplus.com **User:** surplus@images.wisconsinsurplus.com

Password: surplus

Number of Photos Sent:

Starting Photo number or name:

Ending Photo number or name:

Additional Information

Authorized Agent and Title:

* Once item is listed with us it can only be sold by Wisconsin Surplus for the duration of the auction.

Additional Instructions

Please complete this form as completely as possible. This form is a general form for all types of surplus assets. You may attach addition pages of asset description as needed. Once form is complete please email as an attachment with any photos of asset to bid@WisconsinSurplus.com or you may use our FTP. If you have many photos you may need to send multiple emails with additional photos attached. Please do not embed the photos into this document. You will then receive an email or phone call from WisconsinSurplus.com indicating we have received your email. This email may have additional questions about the asset that may need to be answered before listing can start. Please Complete A Separate Sheet For EACH Item, Unless Exact Duplicate Items. If you are submitting more than one asset you do not have to provide any duplicate information like the agency information, asset locations, inspection contact, etc.

Once Wisconsin Surplus has obtained all the required information we will list your item(s) for online auction. Once the auction duration is over you will receive an email with a list of all the high bidders and there contact information. Each buyer will than make payment arrangements with Wisconsin Surplus. Wisconsin Surplus will collect all necessary taxes, buyers' fees, etc. After each buyer has paid we will email you a payment confirmation for that buyer. After the buyer pays they will contact the selling agency to arrange pick-up of the item. Do not release anything to any buyers until you have been notified of there payment. After all the items are paid for Wisconsin Surplus will send the final payment & settlement to the selling agency within 1 to 2 weeks.

Email this completed form to bid@WisconsinSurplus.com **OR** Fax to 608-437-9593

← Please call Matthew at (608) 437-2001 with any questions! →

VH909